

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, January 6, 2014 – 1:00 p.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Charlotte Ventola, *Secretary*
Nathaniel Cooley
Susan Dupper
Michael Haymans
Delmar Wooden

Staff Present

Debrah Forester, Redevelopment Manager
Commissioner Ken Doherty
Shaun Cullinan, Community Development
Inga Williams, Community Development
Kathy M. Knee, Recorder

Guests

Members Absent

I. Call to Order

Chairman Herston called the January 6, 2014 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 1:00 p.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Charlotte Ventola confirmed a quorum was present.

IV. Additions/Deletions to Agenda

Jim Herston asked the status of the Harbor Nissan sign violation. Shaun Cullinan advised that this violation went before Code Enforcement and an Affidavit of Noncompliance has been issued. Mr. Herston requested that this item be added to the Agenda for further discussion either now or under New Business. Since Mr. Cullinan was at the podium, the Committee chose to continue discussion.

Mr. Cullinan noted that Harbor Nissan received notice but seemed to ignore it. Although its first permit was denied, Harbor Nissan proceeded with the name change on the sign. There is a 30-day period to rectify violations but it was not corrected and no one from Harbor Nissan showed up at the hearing to discuss the matter. It went before Code Enforcement and an Affidavit of Noncompliance was issued. In 2005, Southern Trust, the previous owner, was originally issued a permit for a LED rear lit sign. Scrolling is not allowed in the CRA therefore they were nonconforming.

Michael Haymans asked if the Advisory Committee wants to discuss changing its stand on scrolling signs to conform to the County's regulation, which allows it. Discussion followed and comments included: businesses on US41 could be allowed to conform to County regulations but businesses off US41 could remain as is. Debrah Forester suggested that this item be moved to the end of the agenda and so that Mr. Cullinan could check out the specifics of this issue. The Committee agreed to continue this discussion at the end of New Business.

V. Approval of Minutes

A Motion was presented by Charlotte Ventola, seconded by Susan Dupper and unanimously approved to accept the Minutes of the December 4, 2013 Whidden Park Community Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.

A Motion was presented by Charlotte Ventola, seconded by Michael Haymans and unanimously approved to accept the Minutes of the December 9, 2013 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.

VI. Commissioner Comments

Commissioner Doherty reminded everyone that January 25 is the Hands Across the Harbor Event and encouraged everyone to participate.

VII. Public Comments

- Cliff Kewley commended the CRA for having architectural differential that set it apart from the community and suggested that signage and the way things look along a track of highway is going to have a material effect of who you are going to attract. The used cars dealers who want prices in their windows can move to another area of the County. Charlotte Harbor can look for something better.
- Bill Schmidt noted that since Public Comments did not take place at start of December's meeting the Minutes should have reflected it. Mr. Schmidt also asked who is responsible for setting the new density standards, staff or the BCC. Ms. Forester advised that the Advisory Committee discusses the issue with staff and then recommendations go to BCC for approval. Mr. Schmidt advised that there recently was an article in Florida Weekly by Terry Yonker and there was no mention of the Charlotte Harbor CRA; Mr. Schmidt said it is important to get more information out to developers and realtors.

VIII. Development Review Report

Chairman Herston reported there were some sign permits and parking permits. He also mentioned that the Dollar General in Town & Country Center is now operational.

IX. Old Business

Comprehensive Plan Revisions – Inga Williams began discussion on the Charlotte Harbor CRA Future Land Use Topics explaining that revisions amend the Comp Plan by doing away with the Charlotte Harbor Tourist designation and changing it to Charlotte Harbor Mixed Use because the designations were basically the same. Another reason was to take the land uses and make them specific to Charlotte Harbor designations so the medium density residential will go to a Charlotte Harbor specific designation which is either the NBR or MU. Zoning and Comprehensive Land Use Designations were discussed. Comments included: the Committee wanted Mixed Use; staff came back with NBR. Put everything in Mixed Use and then designate zoning for buffers. Based on consensus from the Committee reference to Neighborhood Business Residential (NBR) should be changed to Mixed Use (MU) in all the Action items listed on the attachment.

ACTION ITEM 1 - The block located between Main and Pinion and Bayshore and Central Ave: recommendation to change from Coastal Residential to Mixed Use, with eventual rezoning to NBR.

A Motion was presented by Nate Cooley and seconded by Susan Dupper to approve Action Item 1 after substituting Mixed Use, with eventual rezoning to NBR for Neighborhood Business Residential, with eventual rezoning to NBR. This Motion carried 5:2, Garland Wilson and Charlotte Ventola opposing.

ACTION ITEM 2 - County-owned property between Sibley Bay and Jackson St. north of Gulf Coast Ave and south of US41. Recommendation to change from Charlotte Harbor Commercial to Mixed Use. This property would also be rezoned to NBR. *A Motion was presented by Nate Cooley, seconded by Susan Dupper and unanimously approved to accept Action Item 2 after changing the recommendation from Charlotte Harbor Neighborhood Business Residential to Mixed Use.*

ACTION ITEM 3 – A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved recommending a change of all NBR designated properties to MU with a NBR Zoning.

A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to recommend the balance of the areas that do not have the NBR designation in the described action area be changed to Mixed Use designation in the Comp Plan with the Zoning to be determined.

ACTION ITEM 4 - Parcel located between Farnam Street and Scenic Avenue, west of Melbourne recommend going to Mixed Use with NBR Zoning. A Motion was presented by Nate Cooley seconded by Mike Haymans and unanimously approved to accept Action Item 4 after deleting the words “going to Neighborhood Business Residential instead of.”

ACTION ITEM 5 - A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to accept Action Item 5 as written.

Revitalization Plan – The sub-district map was revised per the Committee’s comments from last month. Inga Williams noted there were two proposed revisions to the map that came about through discussion between staff and they are shown on Map 4B. The changes are: Place Parcel #1 into Riverwalk Sub-district from the US 41 Gateway Sub-District; the future land use would be Mixed Use; Zoning would be Riverwalk Sub-district. The County owned Parcel 2, that was just recommended to change to Mixed Use with NBR Zoning, will be placed in NBR Sub-district. **A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to accept the recommendation as presented.**

Debrah Forester noted that she reviewed the draft Revitalization Plan that was prepared by Community Development and distributed last month. She has a few suggested changes in calculating density. The purpose of the Revitalization Plan is to have the ability to use the bucket of density that the County has as an incentive for people to come in and build in the Riverwalk district. Ms. Forester’s suggested changes also would provide density to the NBR district because some of that property does not have density. Certain criteria would have to be met to obtain additional density. Discussion followed regarding the criteria. There was some concern about the vagueness of some of the descriptors, and giving density and then having a project stopped. Inga Williams will incorporate Ms. Forester’s changes into a revised draft. This item will be on the February agenda for further discussion.

X. New Business

Commercial/Industrial Property Listing - Debrah Forester advised that the Economic Development Office’s new website allows owners and realtors with commercial property to list that property for sale or lease.

Harbor Nissan – Shaun Cullinan reported that he pulled the original sign permit from February 2002 and confirmed that it was for an LED sign but not for animation. After the original sign was permitted the Charlotte Harbor Sign Code was adopted. Mr. Cullinan also noted that there is a CRA height restriction for signs and the existing sign is now too high. Harbor Nissan submitted a request for permit but it was denied due to nonconforming issues such as face changes, change of ownership, and no occupancy for over a year. Discussion followed. Harbor Nissan needs to deal directly with Code Enforcement because this process has been set in motion and it is regulated by State statute. Going forward, the Committee would like to review the CRA’s sign code and see how it compares to the County’s.

XI. Correspondence/Communications

Letter to Evelyn Loeffler – Debrah Forester advised the response letter was ready for the Chair to sign. Ms. Loeffler's lots did not meet the County's criteria.

XII. Public Comments

Bill Schmidt asked if he would be able to keep his 15 units per acre with his Riverwalk property. Ms. Forester said yes if he currently has zoning that gives him 15 units per acre. To get additional units you would need to either earn them through performance or buy them. Mr. Schmidt also asked about the commitment to building within 12 month, when does this period begin. Ms. Forester noted that this will need to be defined.

XIII. Staff Comments

Debrah Forester mentioned that the Sign Code can be put on next month's Agenda but noted that it would be best to finish up on the comp plan and zoning pieces so they can be moved forward. The Committee agreed.

XIV. Attorney Comments - None.

XV. Member Comments

- Delmar Wooden wanted to commend Enterprise Car Rental for the landscaping work they have done. It looks very nice.
- Susan Dupper cautioned the Committee to not overreact to changes to the Sign Code based on the discussion today.
- Charlotte Ventola reminded everyone that the sign ordinance was previously furnished so they might have a printed copy on hand already.
- Michael Haymans hopes to see everyone at the Hands Across the Harbor event.
- Garland Wilson asked if the MSBU for Whidden Park has been looked into yet. Ms. Forester notes that staff is working on it. Deputy Miller has been invited to attend the February 19th Whidden Park meeting.
- Charlotte Ventola asked if MSBU notices could be underwritten the by the Committee.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, February 3, 2014 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.** There will also be a Whidden Park Community Meeting on **Wednesday, February 19, 2014 from 5:30 – 6:30 p.m. at the Charlotte Harbor Event Center, 75 Taylor Street, Punta Gorda.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 3:40 p.m.

Respectfully submitted,


Charlotte Ventola, Secretary

/kmk

Approved: 02/03/13